

## ROBERT COLEMAN SHORT PLAT

REVISION OF LOT 3 OF WILSON SHORT PLAT NO. 2,  
BOOK 3, PAGE 104 LYING IN THE NW 1/4 OF SEC. 32,  
T2N, R5E, W.M. IN SKAMANIA COUNTY, WASHINGTON

## NOTES

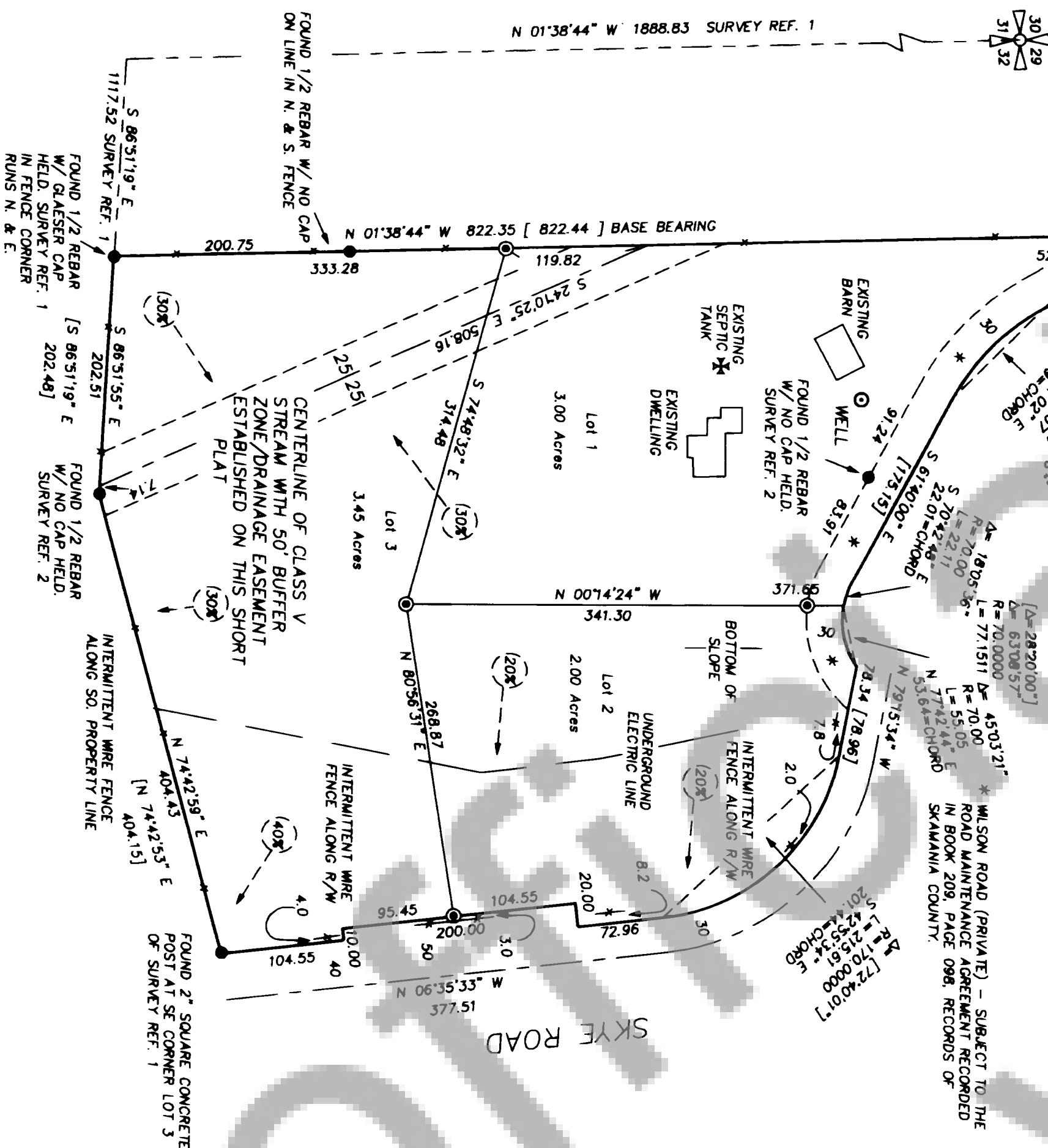
FOUND 1/2 REBAR W/ GLAESER CAP HELD. SURVEY REF. 2 IN N. & S. FENCE

THE PURPOSE OF THIS SURVEY WAS TO EXECUTE A SHORT PLAT WITHIN LOT 3, BOOK 3 OF SHORT PLATS, PAGE 104, A SOKIA TOTAL STATION WITH A 3 SECOND HORIZONTAL CIRCLE WAS USED. A CLOSED TRAVERSE WAS BALANCED BY THE COMPASS RULE AND THE REQUIREMENTS OF MAC 332 - 150 - 080. MONUMENTS WERE PLACED IN FEBRUARY, 2000.

SKYER RD AND WILSON RD WERE SOLVED AS FOLLOWS: CURVE DATA AND THE ADJACENT A LINE SE CORNER OF LOT 3 WERE HELD AS IN WILSON RD WERE HELD AS RECORD AND ARCS ON EACH END OF THE TANGENT WERE ADDED INTO HELD SKYER RD AND THE FOUND FROM RD AT THE NW CORNER OF LOT 1 RESPECTIVELY.

WILSON ROAD (PRIVATE) - SUBJECT TO THE ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK 209, PAGE 098, RECORDS OF SKAMANIA COUNTY.

SECTION CORNER TIE FOR ORIENTATION ONLY AS SHOWN ON SURVEY REF. 1



## LEGEND

- - SET 1/2 REBAR W/ CAP MARKED 'RAY PLS 16920'
- - MONUMENT FOUND AS NOTED
- \* - EXISTING SEPTIC TANK
- - EXISTING WELL
- - EXISTING WIRE FENCE ON LINE
- [.....] - CALLS OF RECORD PER SURVEY REF. 1

NOTICE: THIS SITE LIES WITHIN A LANDSLIDE HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST FOR MORE INFORMATION CONTACT THE SKAMANIA COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.

SCALE: 1"=100 FEET

0 50 100 200



## AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT WITHIN THE INSTRUMENT OF WRITING FILED BY Kara Wilkerson OF Planning Dept. At 4121 ON October 1 20 02 WAS RECORDED IN BOOK 3 OF Short Plats PAGE 444.

RECORDED SKAMANIA COUNTY, WASHINGTON

Q. Michael Hansen by Gregory 144077  
AUDITOR NO.

## WARNING

PURCHASERS OF A LOT, OR LOTS, IN THIS PLAT ARE ADVISED TO CONSULT THE SKAMANIA COUNTY DEVELOPMENT ASSISTANCE HANDBOOK WITH REGARD TO PRIVATE ROADS. PRIVATE ROADS ARE NOT MAINTAINED BY SKAMANIA COUNTY. LOT OWNERS WITHIN THIS PLAT MUST PAY FOR THE MAINTENANCE OF PRIVATE ROADS SERVING THIS PLAT, INCLUDING GRADING, DRAINAGE, SNOW PLOWING, ETC. THE CONDITION OF THE PRIVATE ROAD MAY AFFECT SUBSEQUENT ATTEMPTS TO DIVIDE YOUR LOT OR LOTS. PRIVATE ROADS MUST COMPLY WITH SKAMANIA COUNTY ROAD REQUIREMENTS.

LAND WITHIN THIS SHORT SUBDIVISION SHALL NOT BE A FINAL PLAT IS FILED PURSUANT TO SKAMANIA COUNTY CODE, TITLE 17, SUBDIVISION, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.

## LEGAL DESCRIPTION

LOT 3, BOOK 3 OF SHORT PLATS, PAGE 104

## DEED REFERENCES

- 1 - COMMITMENT NO. 52748, CLARK COUNTY TITLE CO., DATED 1997
- 2 - QUITCLAIM DEED, CLARK TO COLEMAN, 7/8/99, SKAMANIA COUNTY RECORDS
- 3 - EASEMENT TO CLARK PUD, 1949, BK 32, PG 464 (THIS EASEMENT DOES NOT LIE ON LOT 3)

## SURVEY REFERENCES

- 1 - BOOK 3 OF SHORT PLATS, PAGE 104, R. GLAESER, 1986
- 2 - BOOK 3 OF SHORT PLATS, PAGE 38, R. GLAESER, 1981
- 3 - SKYER ROAD RW PLAT, SKAMANIA COUNTY CDP 78-19

## BASIS OF BEARINGS

N 01°38'44" W ALONG THE WEST LINE OF LOT 3, BK 3 OF SHORT PLATS, PAGE 104

## OWNER'S CERTIFICATE

WE, OWNERS OF THE ABOVE TRACT OF LAND, HEREBY DECLARE AND CERTIFY THIS SHORT PLAT TO BE TRUE AND CORRECT TO THE BEST OF OUR ABILITIES, AND THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES. FURTHER, WE DEDICATE ALL ROADS AS SHOWN, NOT NOTED AS PRIVATE, AND WAIVE ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF SAID ROADS.

OWNER  
ROBERT LOUIS COLEMAN

OWNER  
BETTY JEAN COLEMAN

NOTARY PUBLIC

W. E. Midland 8-5-02  
DATE

## HEALTH DISTRICT CERTIFICATE

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ ON-SITE SEWAGE DISPOSAL SYSTEMS CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS.

Beate Sweeney, RS 8/27/02  
SOUTHWEST WA HEALTH DISTRICT  
DATE

## ENGINEER'S CERTIFICATE

I, Robert Coleman, COUNTY ENGINEER OF SKAMANIA COUNTY, WASHINGTON, CERTIFY THAT THIS PLAT MEETS CURRENT SKAMANIA COUNTY SURVEY REQUIREMENTS. CERTIFY THAT ANY ROADS AND/OR BRIDGES DEVELOPED IN CONNECTION WITH THE APPROVED PLAN, MEET CURRENT SKAMANIA COUNTY DEVELOPMENT STANDARDS FOR ROADS, CERTIFY THAT THE CONSTRUCTION OF ANY STRUCTURES, REQUIRED FOR AND PRIOR TO FINAL APPROVAL, MEETS STANDARD ENGINEERING SPECIFICATIONS; APPROVE THE LAYOUT OF ROADS AND EASEMENTS; AND, APPROVE THE ROAD NAME(S) AND NUMBER(S) OF SUCH ROAD(S).

Robert Coleman 8-15-02  
COUNTY ENGINEER  
DATE

## TREASURER'S CERTIFICATE

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED. Feb 02-05-81-2-0-005 then 2003 land only

Gula Good deputy 10/1/02  
COUNTY TREASURER  
DATE

## PLANNING CERTIFICATE

THE LAYOUT OF THIS SHORT SUBDIVISION COMPLIES WITH ORDINANCES 1980-07 REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.

Robert Coleman 9/27/02  
COUNTY PLANNING DEPARTMENT  
DATE

## SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF

ROBERT L. & BETTY J. COLEMAN

Thomas Ray July 1, 2002  
THOMAS W. RAY P.L.S., W/ PLS #16920  
DATE

THOMAS RAY  
& COMPANY

26403 SE 5TH STREET  
CAMAS, WASHINGTON 98607  
TEL/FAX 360.834.4827

SURVEYORS